

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4446 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-005

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

2

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

6

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Multiple, variety of businesses



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 18, 2009

NOTICE OF VIOLATION Jon Sanabria
Acting Director of Planning

Carolyn J Shaw
Carolyn J Shaw Trust
4446 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003448/EF090522

Dear Property Owner/Tenant:

An inspection was conducted at 4446 W Slauson Avenue and it disclosed the following violation(s):

1. An outdoor advertising sign is being maintained on the premises - 22.52.840

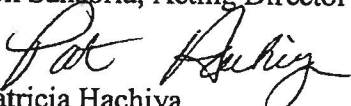
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4446 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

March 5, 2009

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

Carolyn J Shaw
Carolyn J Shaw Trust
4446 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003448/EF090522

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4446 W Slauson Avenue and it disclosed the following violation(s):

1. **Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

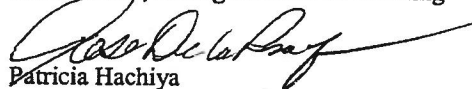
Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for March 20, 2009. Failure to correct the violation(s) found at 4446 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4448 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-006 & 043
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4448 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-006 & 043

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Shopping Center with Cleaners and Soon-To-Be-Opened Restaurant



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 26, 2011

NOTICE OF VIOLATION

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020848/EF111723

Dear Property Owner/Tenant:

An inspection was conducted at 4448 W Slauson Avenue and it disclosed the following violation(s):

1. **Storage containers are not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130**
2. **The required off-street parking is not being provided or maintained - 22.28.010, 22.28.020 and 22.28.170**


These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4448 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$676.00 and the imposition of further administrative and collection fees totaling approximately \$2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 26, 2011

NOTICE OF VIOLATION

Slauson & Overhill Plaza Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020848/EF111723

Dear Property Owner/Tenant:

An inspection was conducted at 4448 W Slauson Avenue and it disclosed the following violation(s):

1. **Storage containers are not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130**
2. **The required off-street parking is not being provided or maintained - 22.28.010, 22.28.020 and 22.28.170**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4448 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$676.00 and the imposition of further administrative and collection fees totaling approximately \$2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4452 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-042
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4452 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-042

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Sno Balls



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 3, 2010

NOTICE OF VIOLATION

Slauson & Overhill Plaza Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$667.00 and the imposition of further administrative and collection fees totaling approximately \$2,335.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 3, 2010

NOTICE OF VIOLATION

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$667.00 and the imposition of further administrative and collection fees totaling approximately \$2,335.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 18, 2011

NOTICE OF VIOLATION

Slauson & Overhill Plaza Inc.
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020847/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. A freestanding sign is displayed on the premises - 22.52.800 and 22.52.890

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$676.00 and the imposition of further administrative and collection fees totaling approximately \$2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 18, 2011

NOTICE OF VIOLATION

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020847/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

- 1. A freestanding sign is displayed on the premises - 22.52.800 and 22.52.890**

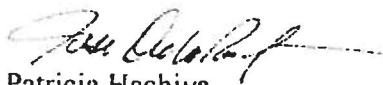
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$676.00 and the imposition of further administrative and collection fees totaling approximately \$2,366.00.**

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Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 20, 2010

**FINAL ZONING
ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)**

Slauson & Overhill Plaza Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$667.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for January 4, 2011. Failure to correct the violation(s) found at 4452 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Patricia Hachiya

Supervising Regional Planner

Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 20, 2010

**FINAL ZONING
ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)**

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

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To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for January 4, 2011. Failure to correct the violation(s) found at 4452 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4454 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-006
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4454 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-006

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Restaurant

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4508 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-009
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4508 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-012-009

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Although some instances of cracked stucco and painting issues (leakage), overall building is in good condition.

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4542 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-008
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒

NON-BLIGHTED ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- X (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
 - (2) Abandonment of properties
 - (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - (5) Known or suspected environmental contamination.
- (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of improvements, parking lot in need of re-pavement, infrastructure repair & maintenance, (cracked pavement/ potholes), irregular parcel, damaged block walls/fencing (cracked stucco),
uneven sidewalk, painting finishes are faded & in need of painting/stucco repair, parking /entry lacks signage
designation, cracked driveway, trash bin in plain view, graffiti abatement overspray

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4542 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-012-008

Building Type: Commercial

Rating

Signage - sign is well maintained

1

Building Façade - - finishes are faded & in need of painting/stucco repair

3

Parking - needs repavement/restriping, missing landscaping & lighting

2

*Property Abandonment - site is occupied

1

Parcel Configuration - shape of parcel = inefficient building/parking config.

3

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

10

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Excessive cracked stucco on block wall, sidewalk uneven and in need of repair.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-008



PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043



Peeling paint/unfinished paint on brick facade



Cracked stucco



Stucco on building façade deteriorating



Uneven sidewalk/ in need of repair

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043 (con't)



Cracked driveway



Trash bin in plain view



Grafitti abatement overspray



Stucco cracked – painting needed



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



June 23, 2008

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mosut Co Inc
19904 Tennessee Trail
Walnut, CA 91789

RFS No: 08-0017264/EF030323

Dear Property Owner/Tenant:

An inspection was conducted at 4542 W Slauson Avenue and it disclosed the following violation(s):

- **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.170(E)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4542 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



July 28, 2008

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mosut Co Inc
19904 Tennessee Trail
Walnut, CA 91789

RFS No: 08-0017264/EF030323

Dear Property Owner/Tenant:

An inspection was conducted at 4542 W. Slauson Avenue and it disclosed the following violation(s):

1. **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.170(E)**
2. **A motel is not permitted in this zone without a valid permit - 22.28.010, 22.28.020, 22.28.130, and 22.56.1540(B)(1)(f)**

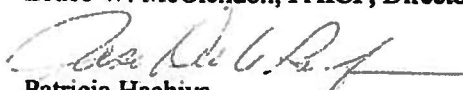
These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above. The legal status of the motel has expired and will no longer be allowed without a permit from the Department of Regional Planning. For further information about obtaining a permit, please contact the Land Development Coordinating Center (LDCC) at 213-974-6411 Monday through Thursday.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4542 W. Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith** at 213-974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



October 14, 2008

**EXTENSION LETTER
(VIA CERTIFIED MAIL)**

Bruce W. McClendon FAICP
Director of Planning

Mosut Co Inc
19904 Tennessee Trl
Walnut, CA 91789

RFS No: 08-0017264/EF030323

Dear Property Owner/Tenant:

In response to your request for an extension of time within which to comply with the provisions of the Los Angeles County Zoning Ordinance, an additional period of time has been granted to correct the violation. This extension expires **within thirty (30) days upon receipt** of this letter.

This extension is based on your communication with this department. This extension has been granted on the presumption that a good faith effort to comply is being made. Please contact this department with any information about progress made regarding this matter.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Pat Hachiya
Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only)	
RFS NO: 08-0017264 / EF030323 PS	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Sent	
Street or P.O. Box	
City	
MOSUT CO INC 19904 TENNESSEE TRL WALNUT, CA 91789	
PS Form 3800, August 2006	
See Reverse for Instructions	

320 West Temple Street • Los Angeles, CA 90012 • 213-974-64

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4560 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-005, 006 & 007
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)
Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4560 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-012-005, 006, & 007

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Uneven sidewalk in need of repair, graffiti overspray and cracked stucco on block wall.



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



November 6, 2000

L.A. Speech and Language Therapy Center Inc.
300 Corporate Point, # 530
Culver City, CA 90230

Inspection File No. EF002751

Dear Sir or Madam:

A routine survey inspection has been made at 4560 W. Slauson Avenue. This inspection disclosed that a banner is displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548.00 and the imposition of further administrative and collection fees totaling approximately \$1918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, Christopher J. Tyas, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

NOV 8 2000



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



November 6, 2000

Occupant
4560 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF002751

Dear Occupant:

A routine survey inspection has been made at 4560 W. Slauson Avenue. This inspection disclosed that a banner is displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548.00 and the imposition of further administrative and collection fees totaling approximately \$1918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, **Christopher J. Tyas**, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

NOV 8 2000

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: No Address on File
 Assessor Parcel No. (APN) 4019-012-004
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: No Address On File	
Assessor's Parcel Number: 4019-012-004	
Building Type: Commercial	Rating
Signage - does not exist	0
Building Façade - does not exist	0
Parking - does not exist	0
Property Abandonment - parcel is vacant & not developed	0
Parcel Configuration - not conducive to development due to steep slope	2
Total Points	2
1= Good Condition, 2= Fair Condition, 3= Poor Condition	



Comment: Sloping lot is not conducive toward new development. Incompatible land use. Inability to access lot due to unpaved driveway.

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: 4622 W. Slauson Avenue Los Angeles, CA 90043
 Assessor Parcel No. (APN) 4019-012-003
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)
Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4622 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-012-003

Building Type: Commercial

Rating

Signage - signage in overall good condition

1

Building Façade - in need of painting/stucco repair, rehab. asst. needed

2

Parking- needs repavement/restriping, missing landscaping & lighting

2

*Property Abandonment - site is occupied

1

Parcel Configuration - shape of parcel = inefficient building/parking config.

2

*Property Abatement

Total Points

8

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Sidewalk in need of maintenance and repair, trash on site, small parcel and parking lot

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4628 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-002
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4628 West Slauson Avenue Los Angeles, CA 90043	
Assessor's Parcel Number: 4019-012-002	
Building Type: Commercial	Rating
Signage - non-existent	0
Building Façade - no existing building façade, only tarp	0
Parking - needs repavement/restriping, missing landscaping & lighting	3
*Property Abandonment- site is partially abandoned	0
Parcel Configuration - shape of parcel = inefficient building/parking config.	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points	6
1= Good Condition, 2= Fair Condition, 3= Poor Condition	



Comment: Sloping lot presents challenge for new development at site, no building on premises (temporary structure with deteriorating canopy), overgrown vegetation and weeds.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043

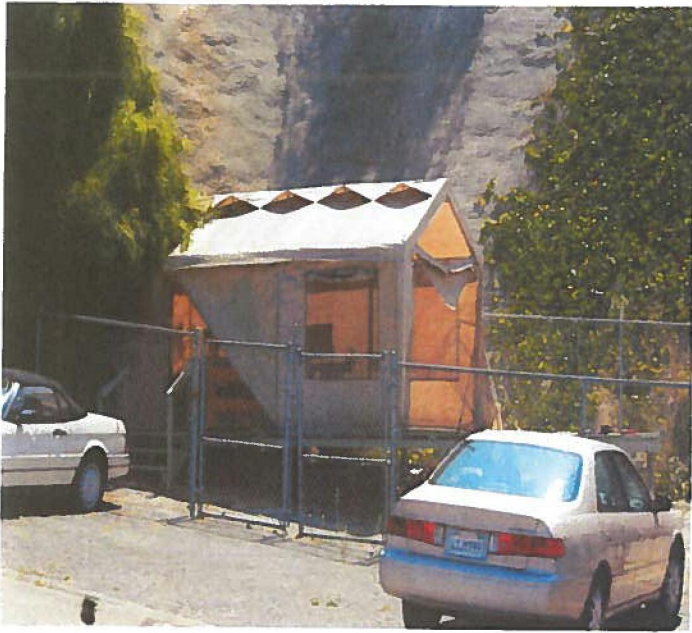
Assessor Parcel No: 4019-012-002



PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043



Deteriorating canopy



No permanent structure on property



Driveway dismantled/in need of repair



Overgrown vegetation takes up most of lot

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043 (con't)



Graffiti on property



Inability to do development on sloping lot

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: 4634 W. Slauson Avenue Los Angeles, CA 90043
 Assessor Parcel No. (APN) 4019-012-001
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED



NON-BLIGHTED



If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- X (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
 - (2) Abandonment of properties
 - (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - (5) Known or suspected environmental contamination.
- (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of improvements, no parking area on premises, unfinished paint, holes in stucco, irregular parcel, damaged block walls/fencing, deteriorating wood siding on roof & building entry, signage in need of repair.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4634 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-012-001

Building Type: Commercial

Rating

Signage - visible signs of weatherization,

2

Building Façade - finishes are faded & in need of painting/stucco repair

2

Parking - needs repavement/restriping, missing landscaping & lighting

3

*Property Abandonment - building is occupied

1

Parcel Configuration - shape of parcel = inefficient building/parking config.

3

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

11

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Unfinished paint, deteriorating wood siding, holes in stucco, signage in need of repair.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4634 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-001

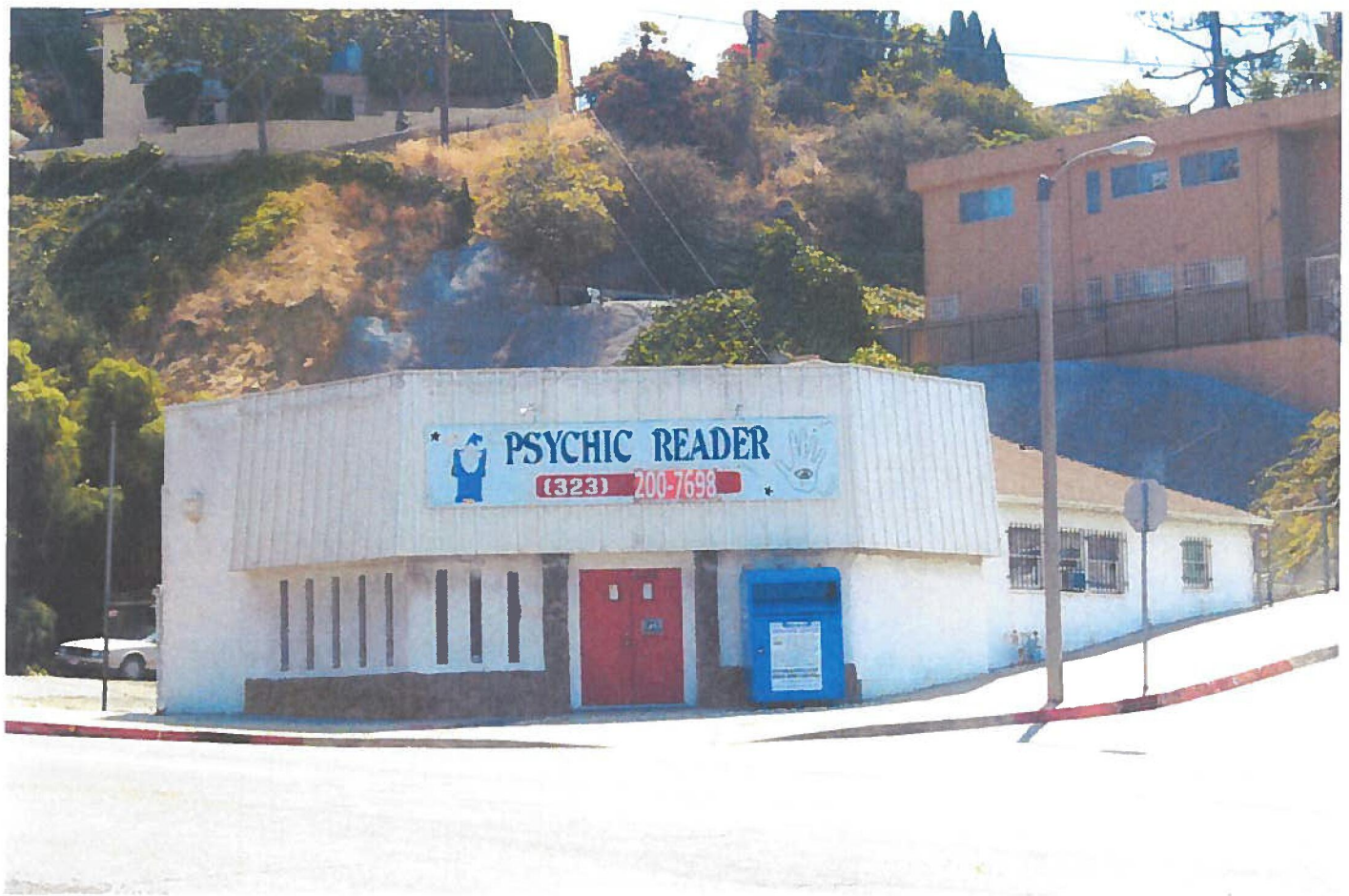


PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4634 West Slauson Avenue Los Angeles, CA 90043



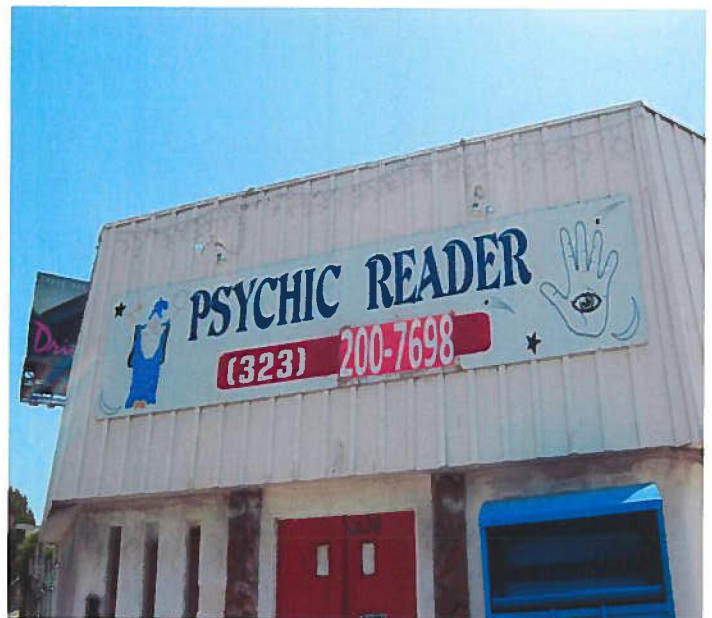
Unfinished paint – deferred maintenance



Deteriorating wood siding on roof



Deteriorating/holes in stucco



Signage in need of repair



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 3, 2004

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

James E. Hartl, AICP
Director of Planning

Steve Uwanawich
4634 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No: EF031828

Dear Mr. Uwanawich:

As you are aware, we have inspected the property located at 4634 W. Slauson Avenue. This inspection disclosed the following violation(s):

- 1) **Three (3) portable signs are being displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$548, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **February 19, 2004**. Failure to correct the violations found at 4634 W. Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrb



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 24, 2004

**SECOND NOTICE OF
NON-COMPLIANCE FEE**
(VIA CERTIFIED MAIL)

James E. Hartl, AICP
Director of Planning

Occupant(s)
4634 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No: EF031828

Dear Occupant(s):

As you are aware, we have re-inspected the property located at 4634 W. Slauson Avenue the following violation(s):

- 1) **Three (3) portable signs continue to be displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Since you have failed to abate the aforementioned violations and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.60.390, a noncompliance fee of \$562 has been assessed and charged to you.

Failure to remit payment within **fifteen (15) days** from the date on this order shall result in the imposition of further administrative and collection fees in the amount of \$1,405, bringing the total you owe to \$1,967.00. The County may withhold the issuance of building permits and/or other approvals until the compliance fee has been paid in full. Failure to correct the violation(s) found at 4634 W. Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrh



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 24, 2004

**SECOND NOTICE OF
NON-COMPLIANCE FEE
(VIA CERTIFIED MAIL)**

James E. Hartl, AICP
Director of Planning

Steve Uwanawich
4634 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No: EF031828

Dear Mr. Uwanawich:

As you are aware, we have re-inspected the property located at 4634 W. Slauson Avenue the following violation(s):

- 1) **Three (3) portable signs continue to be displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

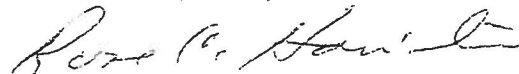
Since you have failed to abate the aforementioned violations and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.60.390, a noncompliance fee of \$562 has been assessed and charged to you.

Failure to remit payment within **fifteen (15) days** from the date on this order shall result in the imposition of further administrative and collection fees in the amount of \$1,405, bringing the total you owe to \$1,967.00. The County may withhold the issuance of building permits and/or other approvals until the compliance fee has been paid in full. Failure to correct the violation(s) found at 4634 W. Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning


Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrh



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



November 17, 2003

FIRST NOTICE OF VIOLATION

James E. Hartl, AICP
Director of Planning

California American Water Co.
2020 Huntington Dr
San Marino CA 91180

Inspection File No.: EF031828

Dear Property Owner:

An inspection was conducted at 4634 W. Slauson Ave and it disclosed the following violation(s):

- 1) Three (3) portable signs are being displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violations found at 4634 W. Slauson Ave may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:JDLR:rp

NOV 19 2003



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



November 17, 2003

FIRST NOTICE OF VIOLATION

James E. Hartl, AICP
Director of Planning

Steve Uwanawich
4634 W. Slauson Ave
Los Angeles CA 90043

Inspection File No.: EF031828

Dear Mr. Uwanawich:

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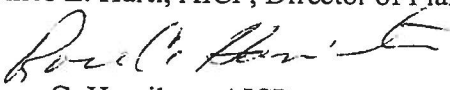
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Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning


Rose C. Hamilton, AICP

Supervising Regional Planner
Zoning Enforcement, Section I

RCH:JDLR:rp

NOV 19 2003



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 3, 2004

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

James E. Hartl, AICP
Director of Planning

California American Water Company
2020 Huntington Drive
San Marino, CA 91180

Inspection File No: EF031828

Dear Property Owner:

As you are aware, we have inspected the property located at 4634 W. Slauson Avenue. This inspection disclosed the following violation(s):

- 1) **Three (3) portable signs are being displayed on the premises.**

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Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrb



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 24, 2004

**SECOND NOTICE OF
NON-COMPLIANCE FEE
(VIA CERTIFIED MAIL)**

James E. Hartl, AICP
Director of Planning

California American Water Company
2020 Huntington Drive
San Marino, CA 91180

Inspection File No: EF031828

Dear Property Owner(s):

As you are aware, we have re-inspected the property located at 4634 W. Slauson Avenue the following violation(s):

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Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrh

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: 4642 W. Slauson Avenue Los Angeles, CA 90043
 Assessor Parcel No. (APN) 4019-017-014
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4642 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-017-014

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Dewey Pest Control

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4660 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-017-013
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4660 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-017-013

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Shell Gas Station



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



January 18, 2001

FIRST NOTICE OF VIOLATION

Wesenberg Trust
2327 E. Romney Drive
Anaheim, CA 92806

Inspection File No. EF010010

Dear Trust Members:

A routine survey inspection has been made at 4660 W. Slauson Avenue. This inspection disclosed that pennants are displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Christopher J. Tyas**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



January 18, 2001

FIRST NOTICE OF VIOLATION

Thelones Alexander
1932 W. 79th Street
Los Angeles, CA 90047

Inspection File No. EF010010

Dear Mr. Alexander:

A routine survey inspection has been made at 4660 W. Slauson Avenue. This inspection disclosed that pennants are displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.

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Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4700 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-018-020
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)
Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4700 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-018-020

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Car Wash/Gas Station

APPENDIX B

SUPPORTING DOCUMENTATION

APPENDIX B

SUPPORTING DOCUMENTATION

DEPARTMENT OF REGIONAL PLANNING
SLAUSON/OVERHILL CORRIDOR-ZONING ENFORCEMENT CASES

ADDRESS	APN	USE CODE	CASE #	STATUS	# OF ZE CASES	VIOLATIONS	COMMENTS
4411 Slauson Ave	5008-015-044	3300(Warehouse, distribution center)	EF030328	CLOSED	2	Inoperable Vehicles; Parking Spaces Development Standards	C-track/NA
4422 Slauson Ave.	4019-004-001	1100(Store)	EF090582	CLOSED	1	Banners	C-track/NA
4423 Slauson Ave	5008-015-042	1200(Store Combination)	EF030327	CLOSED	3	Banners; Alcohol Permit violation	Unpermitted Signage/Medical Marijuana Dispensary
4428 Slauson Ave	4019-004-002	1700(Office Building)	EF090587	CLOSED	2	Banners	Banners
4430 Slauson Ave	4019-004-003	1210(Store and res. Comb)	EF090586	CLOSED	1	Banners; Outdoor Advertising Sign	Banners
4434 Slauson Ave	4019-004-004	1100(Store)	EF090585	OPEN	2	Banners; Outdoor Advertising Sign	Banners/Outdoor Display
4446 Slauson Ave	4019-004-005	1200(Store Combination)	EF090522	CLOSED	1	Portable Signs; Outdoor Advertising Sign	Banners
4439 Slauson Ave	5008-015-051	1100(Store)	EF111724	OPEN	1	Banners	Banners
4448 Slauson Ave	4019-004-006	1100(Store)	EF111723	OPEN	1	Storage Containers; Parking Development Standards	Case open for freestanding signs, Storage container being maintained at the rear of the property
4452 Slauson Ave	4019-004-042	1100(Store)	EF103224	OPEN	2	Banners; Freestanding Sign	Case open for banners/Same owner as 4448 Slauson Avenue
4455 Slauson Ave	5008-015-049	2110(Fast Food, walk-up)	EF891729	CLOSED	1	Heavy Equipment stored in parking lot	Case for storing heavy equipment in parking lot
4542 Slauson Ave	4019-012-008	1820(Motel, under 50 rooms)	EF030323	OPEN	3	Junk and Salvage	ZE case open for Junk and Salvage/Motel needs CUP to operate/Case to be heard before BOS-11-22-11/Has received much opposition from surrounding neighbors due to calls for service
4560 Slauson Ave	4019-012-007	7200(Private School)	EF002751	CLOSED	1	Banner	ZE case for banners
4609 Slauson Ave	5009-009-065	1200(Store Combination)	EF000418 EF89099	CLOSED	4	CUP Violation; Outdoor Advertising Sign; Banner	ZE case open for Junk and Debris and excess signage/Was also open for unpermitted nightclub and dancehall
4611 Slauson Ave	5009-009-054	1200(Store Combination)	Assoc. w/ EF89099	CLOSED	4	CUP Violation; Outdoor Advertising Sign; Banner	Land locked behind 5009-009-065 (Same owner)
4634 Slauson Ave	4019-012-001	1700(Office Building)	F031828	CLOSED	1	Portable Sign	Banners
No Address	4019-017-013	250L(Service station, full)	EF010010	CLOSED	1	Pennants	C-track/NA
No Address	5008-015-041	100V(Vacant Land)	EF030329	CLOSED	1	Inaccessible Parking	ZE case for parking not being accessible
No Address	5009-003-022	2630(Auto Sales/Service Car wash)	EF091912 EF962328	CLOSED	5	Car Wash without CUP; Banner; Used Automobile Sales	Case was open for unpermitted Car/Wash/Auto Dealer was also used as vehicle storage and had an unpermitted trailer used as Caretaker unit
No Address	5009-009-053	100V(Vacant Land)	EF070740	CLOSED	2	Junk and Salvage; Vehicle Storage Yard	Car Wash/Cited for Junk and Salvage
No Address	5009-009-055	100V(Vacant Land)	EF100462	CLOSED	1	Junk and Salvage	Land locked behind 5009-009-066 - Same owner/Cited for Junk and Salvage
No Address	5009-009-056	100V(Vacant Land)	EF100464	CLOSED	1	Junk and Salvage	Cited for Junk and Salvage
No Address	5009-009-064	100V(Vacant Land)	EF093848	CLOSED	1	Occupied Recreational Vehicle; Vehicle Storage	Car Wash/Cited for unpermitted vehicle storage Occupied Trailer
No Address	5009-009-066	100V(Vacant Land)	EF070741	CLOSED	3	Outside Storage of Equipment; Junk and Salvage; Portable Sign	Cited for Junk and Salvage/Excess Signage
No Address	5009-009-067	100V(Vacant Land)	EF100463	CLOSED	1	Junk and Salvage	Cited for Junk and Salvage



Department of Regional Planning SLAUSON/OVERHILL CORRIDOR - ZONING ENFORCEMENT CASES

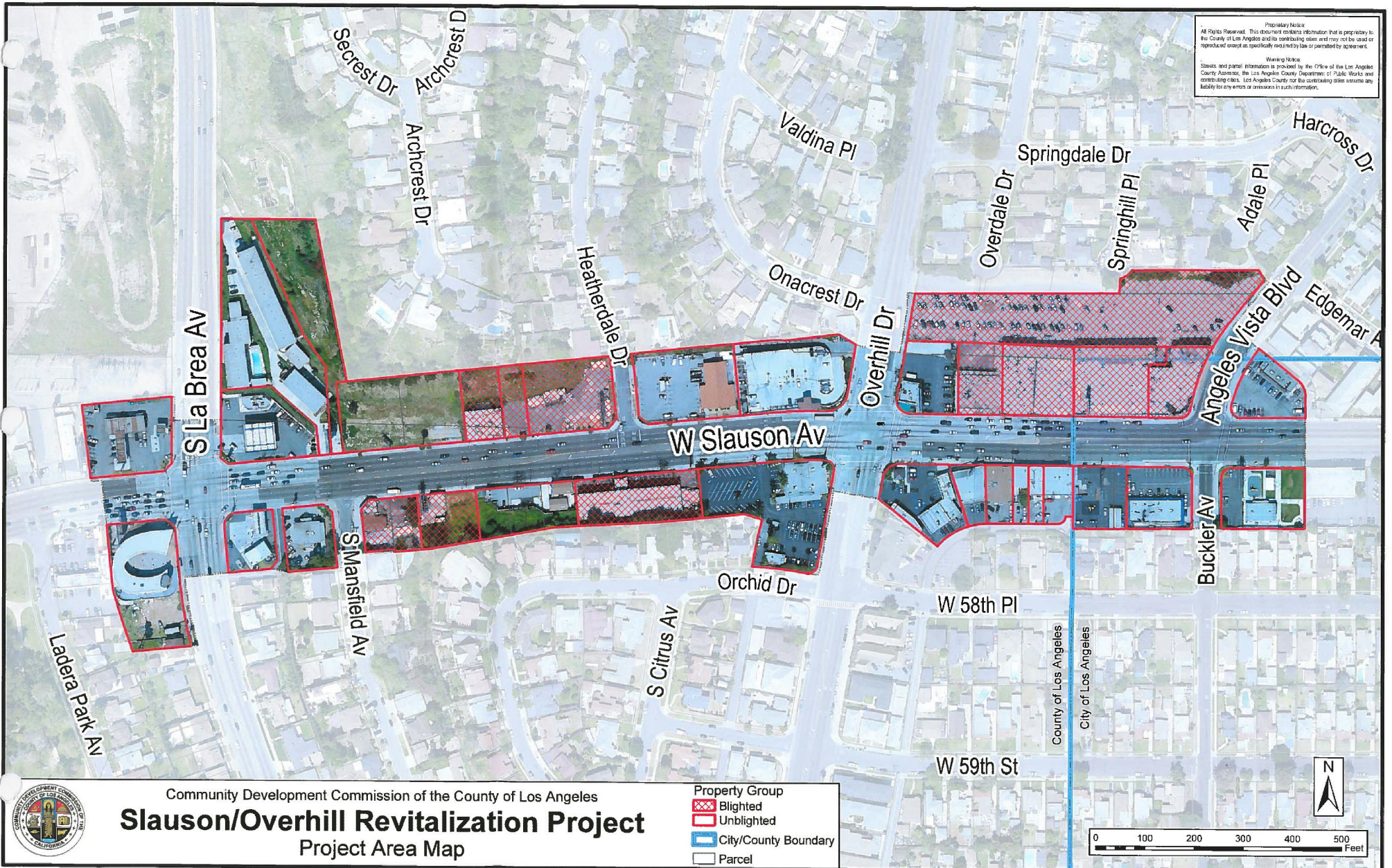
Printed: Nov 02, 2011



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Fernando Oliveros

From: Terry Gonzalez
nt: Tuesday, January 03, 2012 11:43 AM
TO: 'corde.carrillo@lacdc.com'; Bill Johnson; Fernando Oliveros
Cc: Terry Gonzalez; Linda Jenkins; Randall Bissell; Reuel Aquino
Subject: CDBG Review of the Slauson/Overhill Slum/Blight Study
Attachments: Slauson Overhill Slum Blight Listing of Conditions.xlsx

Hello Everyone,

The Grants Planning Team (GPT) has completed its review of the Economic Redevelopment Division's Slauson/Overhill Slum and Blight Study which was received in final form with all of the associated maps and attachments on December 1, 2011.

Based on the Division's request for a slum/blight determination, GPT staff conducted an evaluation of their blight survey and the project area it assessed. The review included an evaluation of the proposed area's compliance with Federal Community Development Block Grant (CDBG) provisions, as well as the photographic and supporting documentation provided to justify the CDBG slum/blight determination. We also visited the site on two (2) occasions. The review examined the project area relative to such factors as:

1. The reasons for the selection of the proposed slum/blight project area, inclusive of a discussion of the area's planned CDBG-funded activities and how they will improve or alleviate the identified conditions of slum/blight;
2. A general description of the slum/blight project area, including a written description of the area's boundaries and a location map graphically showing the designated boundaries;
3. A description of the physical and economic conditions (as specified in 24 CFR 570.208 (b)(1)(ii)) that exist in the proposed project area and, maps that show where the blighting conditions exist within the project area; and
4. Written and photographic documentation of the substandard parcels and severely deteriorated properties providing examples of the area's blighting conditions.

The slum/blight study is important because it is the Division's opportunity to clearly identify the project area and list the specific conditions that are causing physical and/or economic blight in the area. Further, the study should explain how these conditions qualify under the U.S. Department of Housing and Urban Development's (HUD) CDBG regulations specific to meeting the Slums or Blight National Objective criteria.

Assessment:

Overall, the study was satisfactory in describing the physical condition of accumulated deterioration and the disrepair of buildings and public areas. However, the survey also included evaluation criteria which either was not supported by the Federal slum/blight regulations or was not supported by the documentation included in the study. If the survey had maintained a focus on the physical deterioration of the area and how these conditions were contributing to physical blight, as well as jeopardizing the area's economic stability and growth, a CDBG eligible determination could possibly be reached.

Recommended Action:

Based on the documentation presented, the CDBG Division cannot approve the proposal Slauson/Overhill slum/blight project area as currently submitted. We would recommend that the Division reexamine the criteria it using to establish CDBG slum/blight eligibility and address the issues raised. It is important that the study offers written supporting documentation that clearly establishes eligibility. Further, factors under consideration should not conflict with the Federal regulations. For additional clarification, we have attached a matrix that

details concerns we had on each of the parcels. In summary, the matrix addresses concerns we had with the following evaluation criteria:

Signage:

The review of the study revealed that signage was cited as a contributing factor of blight in the area on a substantial number of parcels. The study stated that signage was excessive, inconsistent; hand painted, and did not meet zoning code. However, the study offered no supporting documentation of the zoning code citations which specifically prohibited the type of signs identified, their placement, or the number of signs exhibited on buildings. The study indicated that hand painted signs were prohibited, although most appear to be professionally painted and in good repair. Further, the study did not provide details or a discussion on how the signage was a contributing factor to blight in the area and how the signage had a negative effect on the economic prosperity or growth in the area.

Parking:

The study also repeatedly indicated that for a substantial number of parcels "parking was inadequate." Although for each of the identified properties, a large amount of unused parking was within a two minute walk. This abundant amount of unused parking was clearly visible in the aerial photography of the area and was verified when the CDBG team visited the site. Citing the lack of parking as a blighting influence, when the visual evidence is contradictory, calls into question the validity of the survey. If the lack of parking is an issue, the study must provide proof that it is in fact lacking, and provide a reasonable discussion as to why this lack of parking is contributing to blight in the area.

Parcel Configuration:

The study cites parcel configuration as a contributing factor of blight on a substantial number of parcels. Although this may be a recognized factor of blight under the State of California, we are qualifying this area under the federal CDBG regulations, which do not recognize inappropriate zoning as prima facie evidence of blighting conditions. Since this is not a factor under the CDBG regulations, it should not be an issue that is considered in our evaluation of a CDBG eligible slum/blight project area.

Disability Access:

The study also cites parcels as not complying with disability access requirements. However, no written documentation was provide to support the specifics of what was out of compliance at the identified businesses, or why the lack of ADA compliance contributed to blight in the area. Further, no documentation was provided to identify the specific ADA standards required.

Building Façade:

The study also stated that building facades in the area were exhibiting safety hazards, but provided no detail on the cause or nature of these hazards. The study also provided no documentation as to why the hazards were contributing factors to blight in the area. Further, when the Division evaluated a parcel that contained only a parking lot, they gave the building facade a rating of 2 (Fair Condition), since the parking lot does not have a façade, this rating should have been "0". In another instance a temporary tent structure was evaluated as a building façade and gives a rating of 2 (Fair Condition). This also seems to be questionable.

Please let us know if you have any further questions after you have read the assessment. We would be happy to continue working with you.

Terry Gonzalez

Director

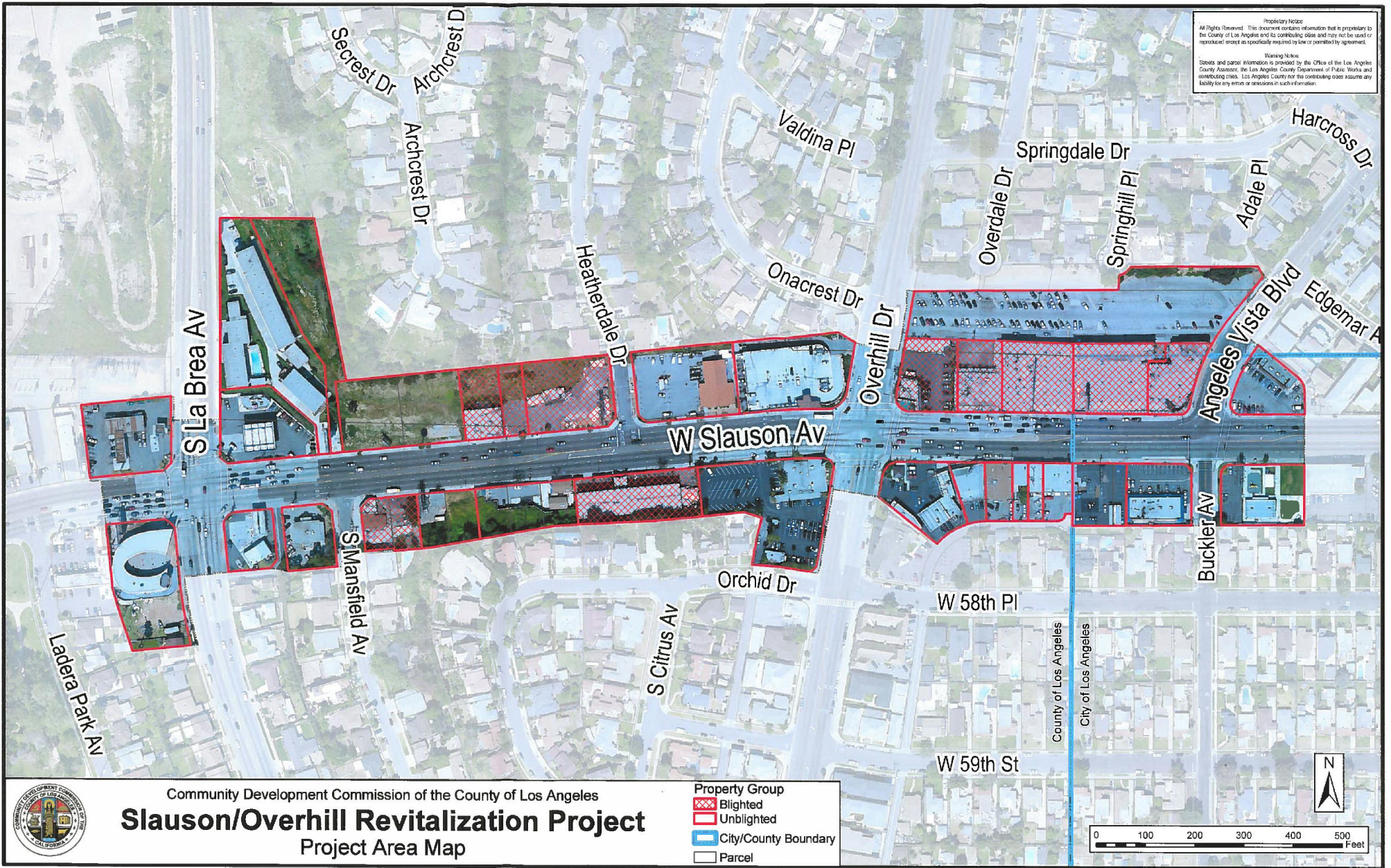
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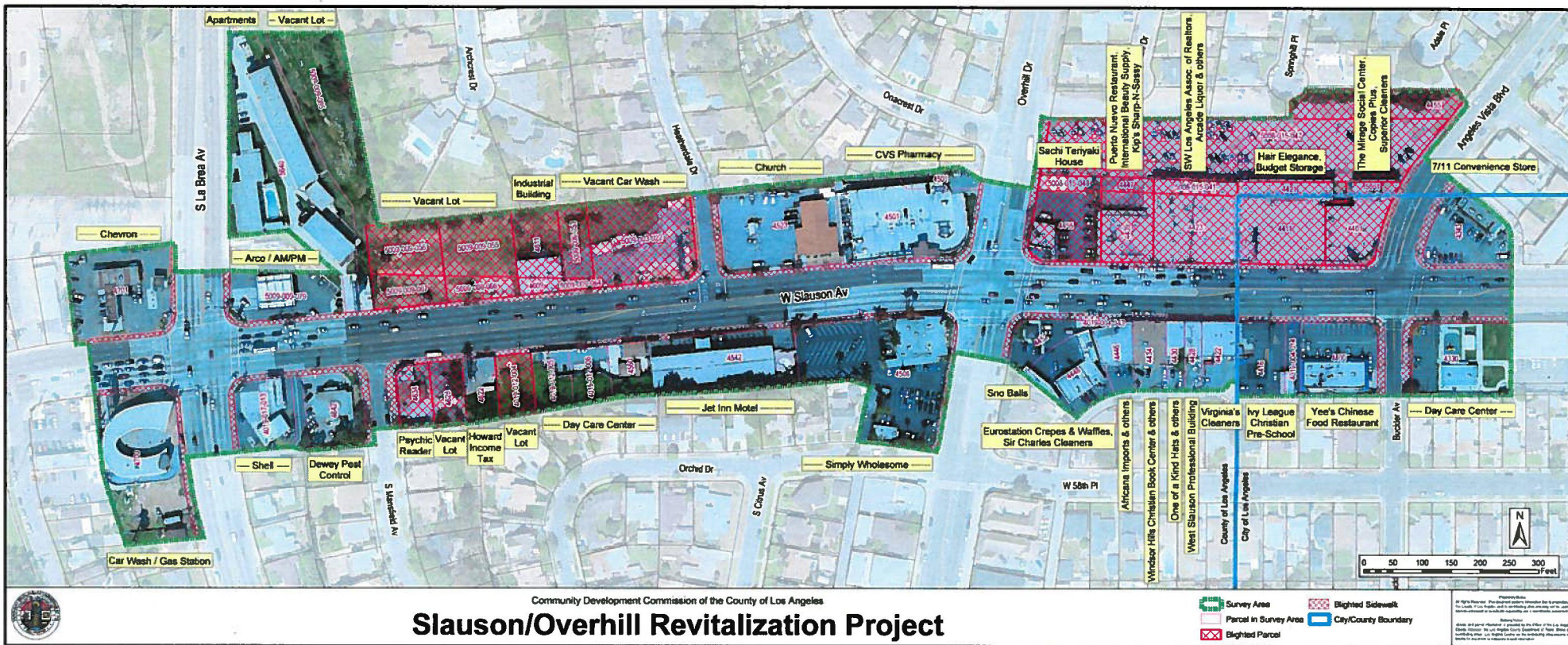
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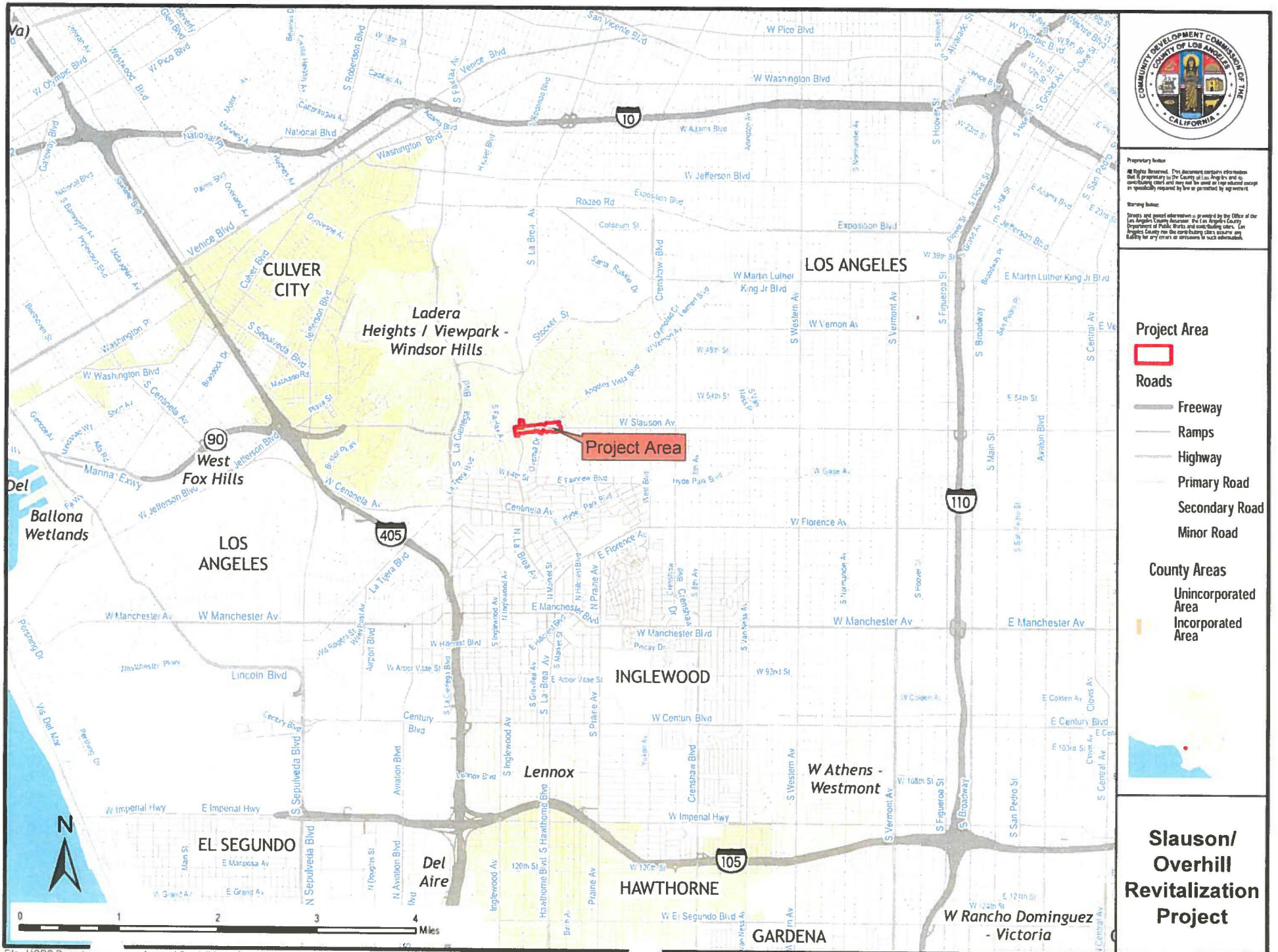
APPENDIX C

MAPS



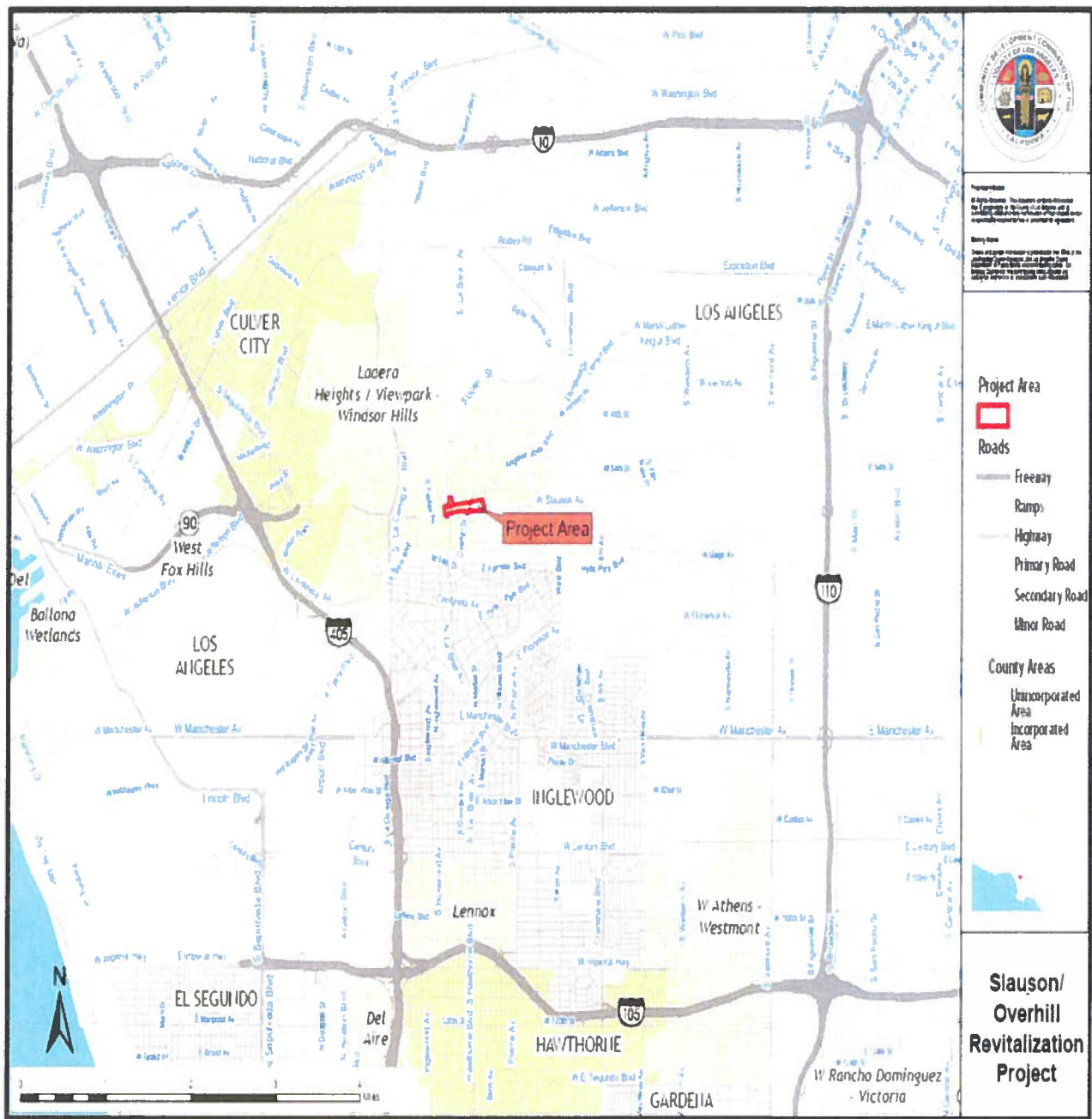






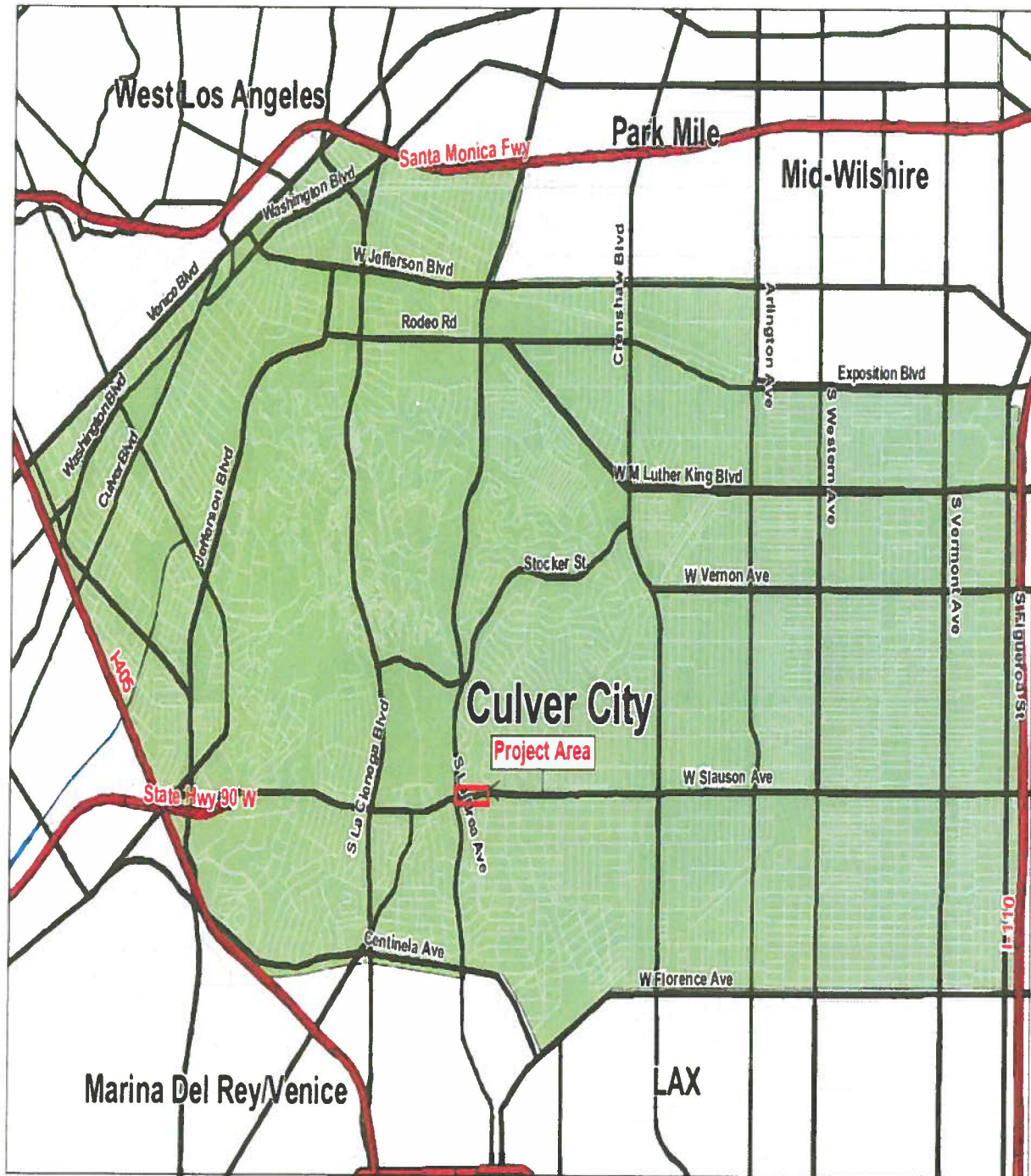
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Map of Slauson/Overhill Revitalization Project Area
 Drawing Date: Monday, October 11, 2010
 Prepared by: Michael Chang

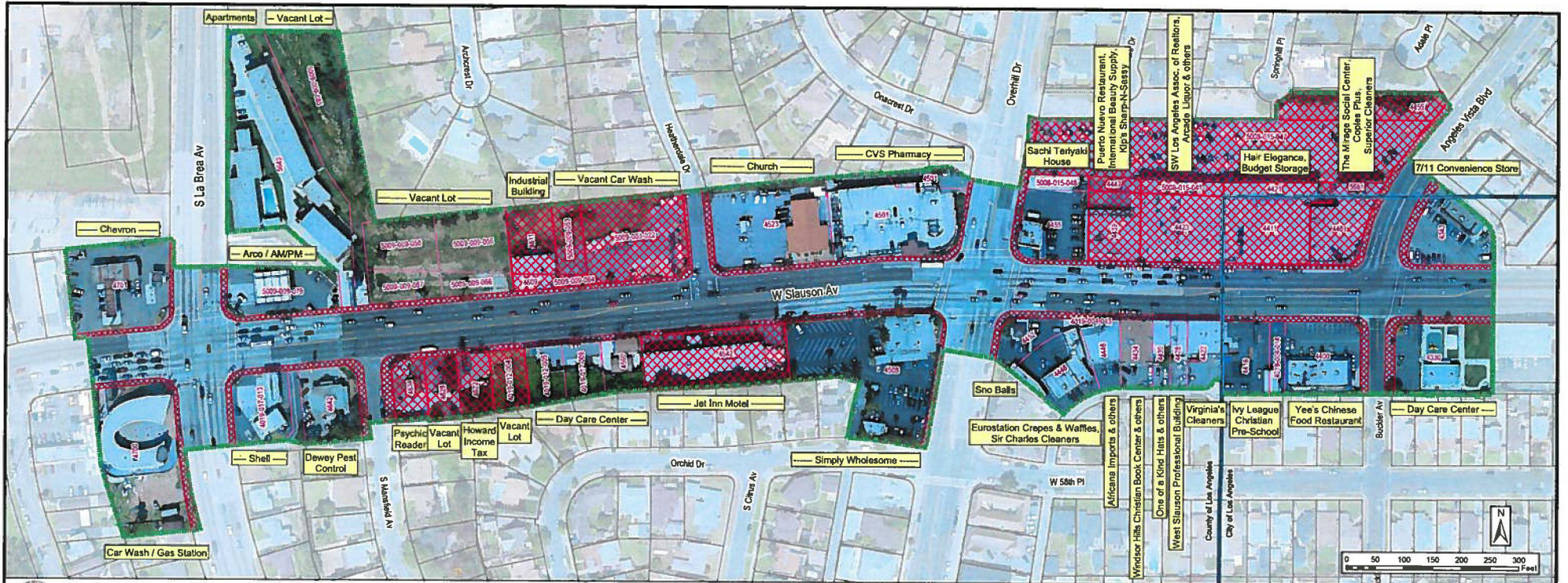
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Culver City Office Submarket

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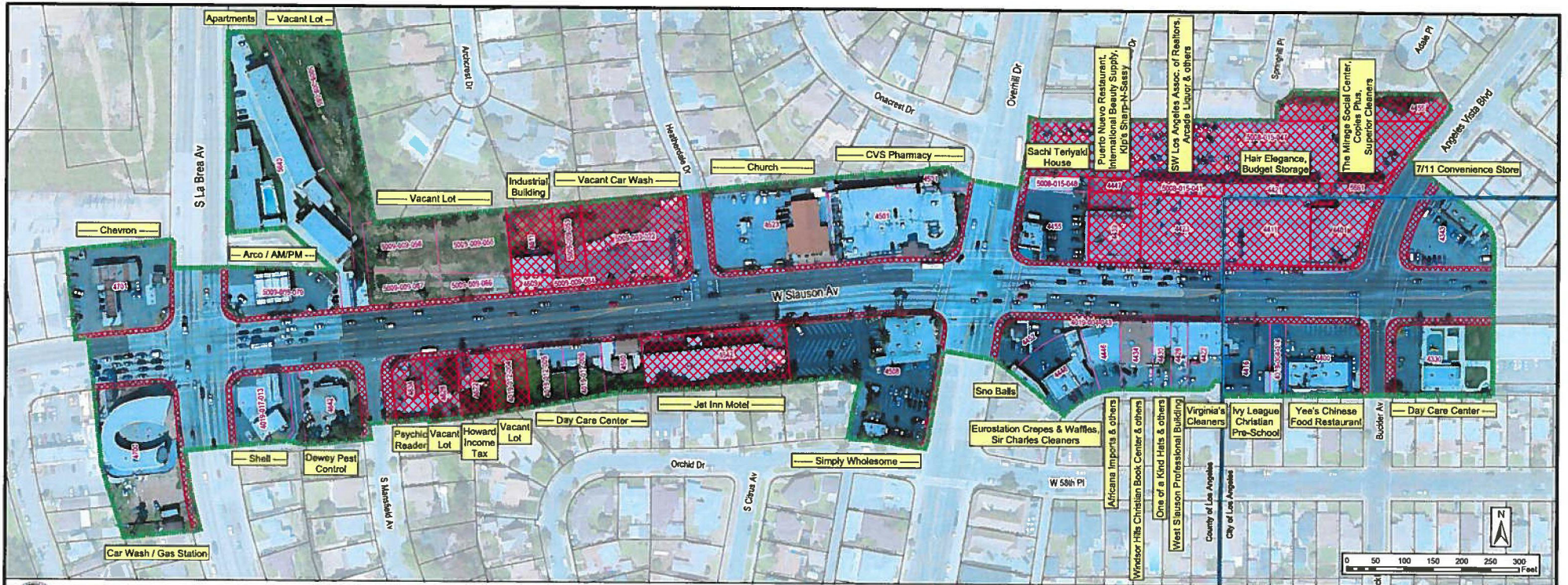


Community Development Commission of the County of Los Angeles

Slauson/Overhill Revitalization Project

- Survey Area
- Parcel In Survey Area
- Blighted Parcel
- Blighted Sidewalk
- City/County Boundary

Map prepared by the County of Los Angeles, Department of Planning and Community Development, for the Slauson/Overhill Revitalization Project. The map is for informational purposes only and does not constitute a legal document. The map is subject to change without notice. The map is not to be used for any other purpose without the written consent of the County of Los Angeles.



Community Development Commission of the County of Los Angeles

Slauson/Overhill Revitalization Project

- Survey Area
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City/County Boundary: The City/County boundary is defined by the City of Los Angeles and the County of Los Angeles. The City/County boundary is defined by the City of Los Angeles and the County of Los Angeles. The City/County boundary is defined by the City of Los Angeles and the County of Los Angeles.

